

091.0

0002

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

693,200 /

693,200

693,200 /

693,200

693,200 /

693,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		HEMLOCK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	CHAPMAN ROBERT COLLINS	
Owner 2:	CHAPMAN RYAN DEPAOLI	
Owner 3:		

Street 1: 77 HEMLOCK ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MATSON MARK E & ROBERT F -

Owner 2: CRASCO LINDA T -

Street 1: 77 HEMLOCK ST

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,951 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Aluminum Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6951		Sq. Ft.	Site		0	70.	0.90	5									439,971						440,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6951.000	253,200		440,000	693,200			58412
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/17/18		

PREVIOUS ASSESSMENT

Parcel ID								
091.0-0002-0012.D								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	253,200	0	6,951.	440,000	693,200	693,200
2019	101	FV	209,600	0	6,951.	446,300	655,900	655,900
2018	101	FV	209,600	0	6,951.	333,100	542,700	542,700
2017	101	FV	209,600	0	6,951.	301,700	511,300	511,300
2016	101	FV	209,600	0	6,951.	289,100	498,700	498,700
2015	101	FV	196,300	0	6,951.	245,100	441,400	441,400
2014	101	FV	196,300	0	6,951.	232,600	428,900	428,900
2013	101	FV	196,300	0	6,951.	221,200	417,500	417,500

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
MATSON MARK E &	72062-151	1	12/27/2018	Estate/Div		599,000	No	No	4				
MATSON THERESA	51671-114		9/11/2008	Family			1	No	No	Theresa M Matson dod 9/7/2018			
	9769-168		1/1/1901	Family			No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	164	Redo Bat	35,970					
5/15/2019	661	Redo Bat	29,835	C				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	OF=BMT SINK.								WDK ^g (81)							
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 1	Rating: Average		19								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: GREEN		Kits: 1	Rating: Average	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue: 1	Rating: Average	RESIDENTIAL GRID				1							
View / Desir:				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units: 1								4							
GENERAL INFORMATION				Level FY LR DR D K FR RR BR FB HB L O				Other								6							
Grade: C - Average	Year Blt: 1958	Eff Yr Blt:		Upper				Lvl 2								FFL (290)							
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Lvl 1				Lvl 1								FFL ₂ (48)							
Const Mod:	Lump Sum Adj:	Lower				Totals RMS: 7 BRs: 3 Baths: 1 HB: 1								24									
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				18							
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRs	FL	TQS	FFL	LLV	(768)							
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Name:				Interior:	1	7	3	M											
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		Phys Cond: AV - Average	31. %	Functional:	%	Additions:					FFL	32		2							
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		Economic:	%	Special:	%	Kitchen:					(64)										
Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100	Override:	%	Total: 31 %		Baths:															
Solar HW: NO	% Com Wall:	% AC:						Plumbing:															
% Sprinkled:								Electric:															
								Heating:															
								General:															
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL							
				Rate Parcel ID Typ Date Sale Price								Code Description Area - SQ Rate - AV Undepr Value											
				Basic \$ / SQ: 105.00	Size Adj.: 1.25137448	Const Adj.: 0.98990101	Adj \$ / SQ: 130.067	Other Features: 83500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val	FFL First Floor	1,170	130,070	152,179					
				LUC Factor: 1.00	Adj Total: 366946	Depreciation: 113753	Depreciated Total: 253193	Juris. Factor:	Before Depr:	130.07	Special Features: 0	Val/Su Net:	97.57	LLV Lower Level	768	71,700	55,065	LLV 100 FLA	30 A				
								Final Total: 253200	Val/Su SzAd	145.02			TQS 3/4 Story	576	130,070	74,919							
												WDK Deck	81	15,840	1,283								
												Net Sketched Area: 2,595	Total: 283,446										
												Size Ad 1746	Gross Are 2787	FinArea 1976									
MOBILE HOME Make: Model: Serial #: Year: Color: PARCEL ID 091.0-0002-0012.D																IMAGE							
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
2	Frame Shed	D	Y		18X8	A	AV	1970	0.00	T	39.2	101											
More: N	Total Yard Items:					Total Special Features:								Total:									